



19-1070

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Request by to Amend Chapter 138 Article III Regulations for Mobile Homes, Manufactured Homes and Recreational Vehicles; Amending Appendix A Schedule of Fees and Sections 126-43 and 126-64 of the Code of Ordinances of the City of McKinney Texas

COUNCIL GOAL: Enhance the Quality of Life in McKinney
(5E: Develop sustainable quality of life improvement within the City of McKinney)

MEETING DATE: December 3, 2019

DEPARTMENT: Development Services - Building Inspections / Code Enforcement

CONTACT: Rick Herzberger, Chief Building Official
Lori Dees, Director of Code Services

RECOMMENDED CITY COUNCIL ACTION:

- Approve the Ordinance on Regulations for Mobile Homes, Manufactured Homes and Recreational Vehicles, and known as Manufactured Home Park Regulations

ITEM SUMMARY:

- The proposed ordinance will create an annual licensing program for Mobile Homes, Manufactured Homes and Recreational Vehicles, herein referred to as MHP. The City Staff feels confident that the proposed ordinance complies with the Texas Local Government Code 214.906, Regulation of Manufactured Home Communities. The major changes from current to the proposed ordinance are as follows -
 - clarifies the process for the MHP owners to obtain an annual operating license under the Building Inspection and Code Services departments,
 - updates the process for permits related to new, alterations or extensions of a MHP per current regulations,
 - updates the annual inspection requirements for the MHP based on current code regulations,
 - clarifies the responsibility for compliance between the park owner and

- park occupants to minimize confusion with compliance,
- brings the nonconforming aspects of the park in line with the city zoning ordinance regulations, and,
- update to the violation provisions, per current city regulations.

BACKGROUND INFORMATION:

- The current Mobile Home Park / Recreational Vehicle Park Ordinance was established in 1983 and updated in 1997. On November 5, 2018, staff presented a strategic code enforcement plan to the City Council that included the need to review and update the Mobile Home Park / Recreational Vehicle Park ordinance. City staff proceeded with a new ordinance to replace the outdated current ordinance. On July 16, 2019, staff presented an overview of the proposed MHP program and the process for obtaining feedback from the MHP owners / managers. On September 11, 2019, staff delivered a notice and proposed ordinance draft to the MHP owners / managers asking for written input before October 15, 2019. Staff received written input from two (2) of the four (4) MHP owners / managers and responded to these comments with a revised ordinance draft that is being considered with this agenda item.

FINANCIAL SUMMARY:

- The proposed ordinance establishes an original license fee, annual license fee and a transfer of ownership license fee that has been reviewed to ensure that the cost of city services for implementing the program, is in place.

BOARD OR COMMISSION RECOMMENDATION:

- N/A

SUPPORTING MATERIALS:

[Ordinance Adopting Revised Ch 138 Regulations MHP](#)